Committee Room, City Hall,
February 25th, 1920.

SEVENTH MEETING.

THE SPECIAL TOWN PLANNING COMMITTEE meets in the Committee Room, City Hall, on Wednesday, February 25th, 1920, at 8.10 p.m.
PRESENT: Aldermen Seabrook (Chairman) J.C.Wilson, F.E.Harley, Messrs. J.Cottam and Dennis.

20 MINUTES.

The minutes of the third and fifth meetings are confirmed and signed by the Chairman.

21 TOWN PLANNING AMENDMENT ACT (see pars 3,4,7,9,and14).

G.Philip - I have your favors of the 10th(2) and the 17th.

- Experts -

We are corresponding at present with some of the outstanding experts on Town Planning, with a view to securing a preliminary report, which would give us the benefit of their wide experience in some of our local problems. We also hope to continue securing the assistance of Mr. Thos. Adams in the variousstеps towards the completion of a comprehensive city plan.

- Interview with Government -

Now that the Premier has secured a seat, we are writing him asking him to fix a date for an interview as soon as convenient, to meet a deputation, as arranged at the Third Annual Town Planning Conference at Hamilton.

I note that on motion of Mr. Cottam, the Town Planning Committee has instructed you to sendto the Cities of Ontario copies of the proposed amendments to the Town Planning Act for the purpose of securing their interest in the matter, and I have received with letter of Feb.7th, copy of the amendments which I understand have been forwarded to about a dozen of the larger cities and towns.

I wish to take this opportunity of pointing out that in the case of par. 5 (1) the amendment suggested does not correspond with that of the Hamilton conference or of any meeting of the Town Planning Committee. I was present at all the meetings of the Town Planning Committeepprior to the appointment of the spedial temporary committee, and have the minutes of these meetings, and believe I am correct in saying that no such amendment to the amendments 5 (1) was approved, or even discussed.

The paragraph you have inserted in place of article 5 (1) has evidently reference to the powers of the special temporary committee that the Council appointed, and in fact the wording corresponds with the authority given for the appointment of this committee by the Council, as reported by you and recorded in the minutes of the 5th meeting on Feb. 9th.

I would like to place on record the fact that the alteration of this amendment is not in accordwith the wishes of the ratepayers who voted for a Town Planning Commission, the purpose of which was described in special circular sent to every ratepayer by the Chamber of Commerce.

I hope this matter will be adjusted satisfactorilyyas we cannot very well go down to Toronto unless we are agreed in the matter of these amendments.

The Clerk reads subsection L section 5 of minute No.4 and points out that he had (1) omitted provisions in the report to the Council for the Town Planning Commission to have the power to prepare schemes without the authorization of the Council, and had (2) provided that the Town Planning Commission should have no power to spend money for preparation of plans or execution of same except when authorized by the Council so to do. He should have referred the matter to the Council for them to take action. The Committee appeared to think that the Clerk had properly expressed the wishes of the Council in the matter.

22 DEPUTATION TO GOVERNMENT (see par 15).

G.Philip - I am now in receipt of a letter from the Secretary to the Premier, stating that Mr. Drury will see deputation from the South Western Ontario Town Planning Association on Tuesday, March 2nd, at 2 p.m.

It has been arranged that the members of this delegation will hold a preliminary meeting in the King Edward Hotel, Toronto, at 11 a.m. on the same day. Notice is being sent to the Municipalities, Boards of Trade and Chambers of Commerce interested, and it is hoped that the London Town Planning Committee will be represented on the deputation.

Upon motion all the members of the Council promised to attend.

23 CO-OPERATION OF OTHER MUNICIPALITIES.

The Clerk states that he had received acknowledgement of the communications from the Cities of Hamilton and from Guelph.

Filed.

24 MASTER PLAN.

J. Cottam - With reference to the immediate need for the services of consulting engineers, ratepayers voted for the adoption of a Master Plan to control the location and character of public buildings and public works soon to be erectedin the City.

The immediate control of all new public buildings and works was clearly set forth in the literature put in the hands of the ratepayers and the need was fully stated for at once engaging Town Planning engineers.

Delay in engaging these engineers will defeat the will of the people with reference to a gooddeal of public work about to be undertaken. Months must elapse before a section or more of the Master Plan can be developed, though if copetent men are put to work at once, certain sections of the plan could be matured in time to relate proposed public building and other works. The wise or unwise location of which will have a most important bearing on the city's future.

The City Council is to be highly commended for its promptness in appointing the Town Planning Committee, and the members will I trust unite in urging upon the Council the need for the immediate services of consulting engineers, particularly to study the best locatim for proposed public buildings which ought not to be erected on streets inddequate to serve the larger populations of twenty to thirty years hence.

Already at busy times both Dundas and Richmond streets are dangerous in various ways for pedestrians, particularly in the absence of safety strips which cannot be provided in our narrow streets to safeguard street car patrons, as in other Cities. And when congestion at this early date interferes so seriously with the passage of vehicles, what regrets and needless expense for the future, will now be incurred if we allow any further construction without planning for the more convenient, more comfortable andfsafer conditions which cities similar to London now enjoy.

I have no doubt that the City Council will be glad to provide funds for this important work and it seems to me the committee ought to meet again soon to consider which engineers it would be best to employ.

As of course you are aware, the width and character of adjacent streets in only one of many aspects of each building which it is now the duty of the committee to anticipate and determine.

Indeed, in the work of preparing intelligently for any one building, so many questions are involved which have heretofore been neglected, and so long a time is reqired for adequate investigation, that it is easy to understand the anxiety of the Town Planning Adviser for the Ottawa Government,- Mr. Thos. Adams, that we waste no time in seeking to get under way with this work upon which so much in the future now depends.

Harries & Hall -

We are in receipt of your letter of the 19th inst., and we thank you for same. We are glad to hear that the Town Planning Commission is organized and is now ready to look into their task. To me, the most important thing to bear in mind is that, as you suggest, they should not allow the enthusiasm of a new undertaking to push them into action so quickly that they have not had time to familiarize themselves with the problem.

As I told you, it might be very easy at the present time, for myself, or others, if we were good salesmen, to get ourselves commissioned to prepare a "master plan". The result would be much like that regarding the Transportation Plan, namely, that many points would probably be good, but there would be some big underlying point which would notappeal to the Council or the citizens, and would defeat the purpose of the whole scheme. For the present, I do not think the Commission should engage anyone to start actual work on such plan as they have in mind, as far as pen and paper goes, simply because the Commission itself should find just what is before them.

London should in the main do her own town planning, for no one outside man can in a short time become familiar with the readitions and local problems, thoroughly enough to do more than advise as to methods; give a new view point, and assist as a third party in getting various factions together. The result of such a policy will be that the Commission will find thatin London itself there is a great deal of ability both in the City Departments, and in the local professional men, which could assist them partly as a matter of public service. Professional men will not give this in such a way, if they think that some outside party is being well paid, as they think, to give it all.

They will wait to criticize after, rather than before.

The London Commission is appointed by the Council at the request of the people. This is a start from the foundation, and if the Comm - ission go slowly upward, getting the assistance of other interests, but forming all policies themselves, with a view above all of keeping the Council and the ratepayers with them, the success of their undertakings is assured, for as far as legislation goes, any Commission that has the ratepayers and the Council behind it, will get what they need, where other bodies fail.

To start with, they will need to arrange with someone to advise them what information it is necessary to obtain before their "master plan" can be drawn. They can then give the Council a clear idea of what is required before asking an appropriation. The Commission will find, that before it has a real "master plan" prepared, that in all probability consulting advice will have to be obtained from more than any one engineer, or town planner. For instance, they certainly will want consulting advice by an architect; they probably will need somewhat later further advice from a transportation engineer; they will want advice rega garding parks, street locations and general town planning, and usually advice is needed upon what is callee zoneing, which deals with the limits or restrictions placed upon the class of future development of the various sections of the City.

My idea of successful town planning is for the Commission to secure under direction, a greater part of the material required for the consultant to advise upon, and then as the information of each part seems to be as complete as they can make it, call in a consultant in this prticular line to criticize their deductions and point out the defects.

I will give you some idea of the first things that might be done by your Commission. Although I am not familiar with the whole of London I assume that the sewer and water plans are up to date, and provide for at least all of the area inside of the present city boundaries. If this is true, andaccurate street plan of the City itself, showing all new subdivisions should be made. This would be done, in case it does not exist already, by your City Engineer's Department, from records obtainable at the Registry Office.

Secondly, you should have topographical information added to this plan from the various street profiles, anddata that exists, and have all additional levels such as those showing differences of elevation of streams and river banks, and all unsubdivided areas added to what already exists, thus having a complete topographical plan of the property within the City boundaries. The addition of one or two assistands to your Engineers staff might be done immediately, and would add a great deal to preparing this.

Thirdly, you should get much the same information over at least a five mile radius about the City. This would hot have to be taken at first in great detail, but would show the physical character of the surroundings in such a way that questions arising from water sheds or drainage purposes, gradients for future road ways, etc, could be studied On this plan also the names of the owners should appear on their properties, and this should be kept up to date. Some of this information exists in varied forms, in the offices of the Local Land Surveyor, and the County Engineer. The latter could be of much assistance, and therefore should be gotten into the spirit of the undertaking, possibly being made an honorary member of the Commission.

While there are many problems to be decided in the built up sect.. ion of the City, upon which much more information in other lines will be required, not only are the three above requirements fundamental in considering this part of the work, but they are also most important, in that this is the information necessary for the Commission to determine how to guide the development on the new areas, rightly, while finding the solution for the old mistakes inside the City.

I do not like the title of "master plan" even for use among yourselves, or by the Newspapers, at present preliminary, or skeleton, plan would be wiser; "master plan" to me means one on which details are quite well fixed, and if the London Commission is successful it will be two, three, or more years before such a plan will exist, if it is to mean anything more than a good looking piece of paper. I am writing thus fully as I think, if the Commission adopts apolicy of starting work itself, and only asks for a few assistants in some of the existing Departments, and a moderate sum to cover occasional advice, at the same time telling them that it is the purpose of the Commission to make then all Town Planners, as well as yourselves, the Council would be agreeably surprised, and will back you, moderately at the start, and more extensively as you go on.

In the above, please realize, that I am advocating a more or less new proposal in town planning, for I am saying that the "master

plan" is the answer to many problems, and advising you not to take an answer, and try and fit it to a set of figures, as has been too often done, but quietly yourselves, get the figures first, and the true answer will come.

What we would like to do for the London Commission is, during the next three, four or six months, to assist them by advising them what information is required and in what form it is best to have it collected. After this is well under way, and the facts are before you, as well as ourselves, we can then determine intelligently, what detailed assistance yourrequire from us, and from others. Such advice as you need at present can be given on a per day, a monthly, or a yearly basis. Our advice upon housing matters is upon a monthly basis, subject to revision, upward, or downward, if obvious unfairness to either party is found to exist.

I would be glad, as you suggest, to meet the Commission and if they have not an appropriation, I will not insist on my expenses this time, in case it is to come out of some private pocket, for we wish to do all we can to assist the Commission, for it will be good business for us in the future, if not in the immediate present.

Mr. Cottam referred to a number of experts who might be employed, and pointed out the necessity for some action being taken at an early date.

Mr. Cottam moves, and it is adopted, that Messrs. Harries & Hall be thanked for their suggestive letter and that their offer to confer with the Commission at an early date be accepted.

25 ESTIMATES (see par 17).

Mr. Cottam moves, and it is adopted, that the Committee request an appropriation of $2,000.00 for preliminary work this year.

Alderman Harley moves, and it is adopted, that the City Engineer be instructed to give the Committee his assistance in their operation this year.

Upon motion the Committee adjourned.

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Chairman.